Map	Block	Lot	CARD		
102.0	0001	0001.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	762,800	/	762,800
USE VALUE:	762,800	/	762,800
ASSESSED:	762,800	/	762,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHALAPATAS JAMES J--ETAL	
Owner 2:	CHALAPATAS CHRISTINA	
Owner 3:		
Street 1:	172 OVERLOOK ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,440 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Clapboard Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8440.000	291,600		471,200	762,800
Total Card	0.194	291,600		471,200	762,800
Total Parcel	0.194	291,600		471,200	762,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.44 | /Parcel: 441.4

Legal Description

User Acct 65636

GIS Ref

GIS Ref

Insp Date 09/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 102.0-0001-0001.0

!8140!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,400	0	8,440.	471,200	827,600	827,600	Year End Roll	12/18/2019
2019	101	FV	259,400	0	8,440.	478,000	737,400	737,400	Year End Roll	1/3/2019
2018	101	FV	258,800	0	8,440.	356,800	615,600	615,600	Year End Roll	12/20/2017
2017	101	FV	258,800	0	8,440.	323,100	581,900	581,900	Year End Roll	1/3/2017
2016	101	FV	258,800	0	8,440.	309,700	568,500	568,500	Year End	1/4/2016
2015	101	FV	248,400	0	8,440.	262,500	510,900	510,900	Year End Roll	12/11/2014
2014	101	FV	248,400	0	8,440.	249,100	497,500	497,500	Year End Roll	12/16/2013
2013	101	FV	248,400	0	8,440.	237,000	485,400	485,400		12/13/2012

PRINT

Date	Time
12/10/20	22:43:25

LAST REV

Date	Time
07/30/20	10:48:39
mmcmakin	
8140	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16338-11		8/1/1985		1	No	No		A

USER DEFINED

Prior Id # 1:	65636
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2007	1102	Re-Roof	9,050	C				
9/27/1994	490		12,500					REMODEL INTERIOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2020	OWNR INFO	PT	Paul T
9/29/2018	Info At Door	BS	Barbara S
4/2/2009	Measured	372	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8440		Sq. Ft.	Site		0	70.	0.80	5									471,240						471,200	

Total AC/HA:	0.19376	Total SF/SM:	8440	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	471,240	Spl Credit		Total:	471,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	6 - Stucco	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25763893
Const Adj.:	0.99989998
Adj $ / SQ:	169.764
Other Features:	79107
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422642
Depreciation:	131019
Depreciated Total:	291623

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

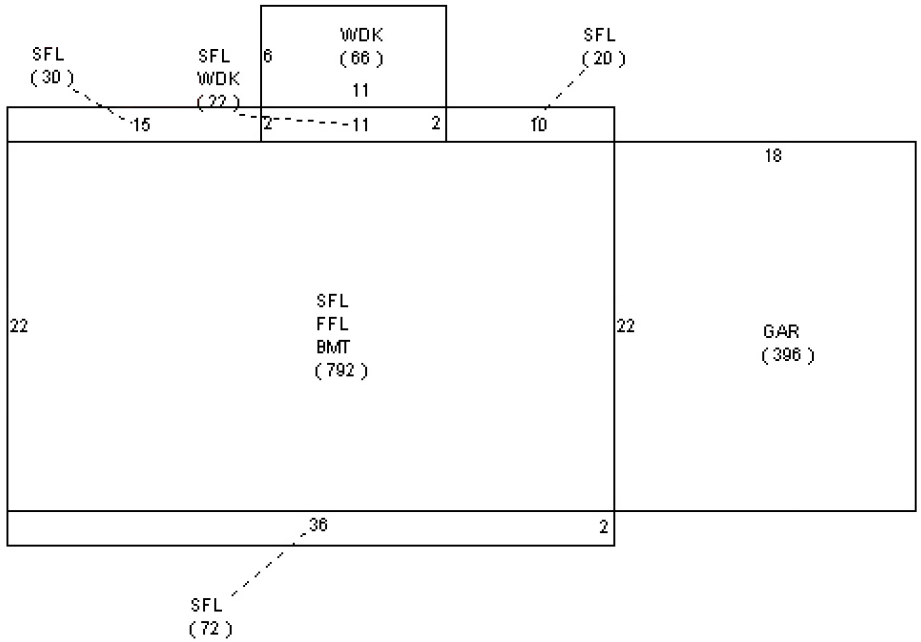
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	936	169.760	158,899
BMT	Basement	792	50.930	40,336
FFL	First Floor	792	169.760	134,453
GAR	Garage	396	21.310	8,439
WDK	Deck	88	16.000	1,408

Net Sketched Area:	3,004	Total:	343,535
Size Ad	1728	Gross Are	3004	FinArea	1728
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.76
Special Features:	0	Val/Su Net:	97.07
Final Total:	291600	Val/Su SzAd	168.75

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc